

36± ACRES
HUMPHREYS COUNTY, MS
\$180,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE HUMPHREYS 36

PROPERTY PROFILE

LOCATION:

- Gooden Lake Road
Belzoni, MS 39038
- Humphreys County
- 8± Miles SW of Belzoni
- 27± Miles N of Yazoo City
- 70± Miles NW of Madison

COORDINATES:

- 33.13846, -90.58874

PROPERTY USE:

- Recreational
- Timber Investment
- Deer, Duck &
Small Game Hunting

PROPERTY INFORMATION:

- 36± Total Acres
- 23± Acres of Row
Crop Farmland
- 13± Acres of Woods
- Gooden Lake Road Frontage

TAX INFORMATION:

- Parcel F07001400400
- 2024 Taxes: \$463.79



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

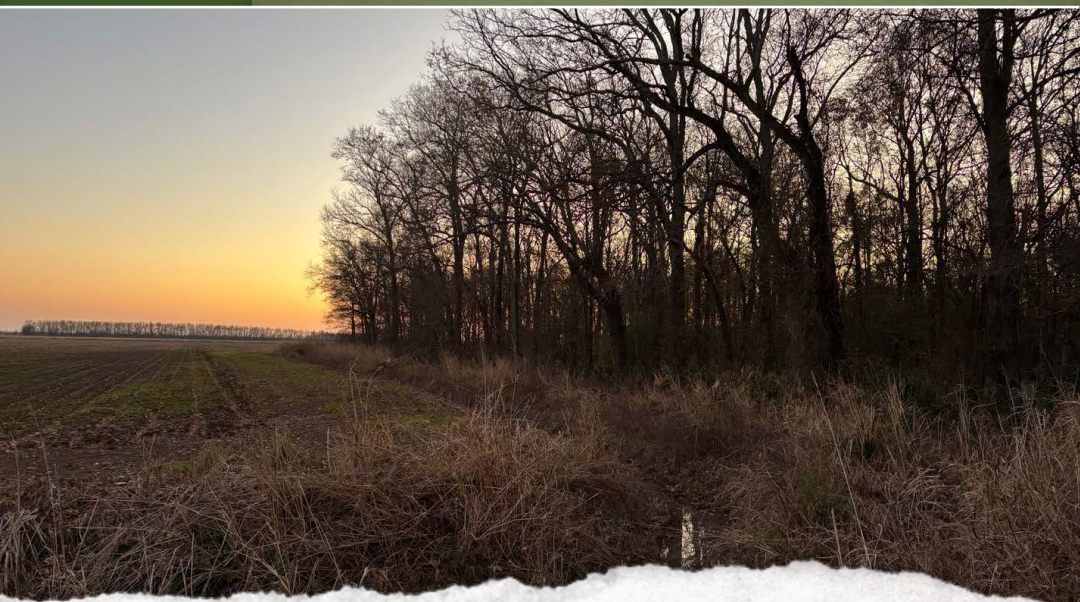
Information is believed to be accurate but not guaranteed.

WELCOME TO THE HUMPHREYS 36

WELCOME TO THE HUMPHREYS 36 IN THE MISSISSIPPI DELTA. Situated approximately eight miles southwest of Belzoni and 27 miles north of Yazoo City, this 36± acre Humphreys County property offers income opportunities and hunting/recreational adventures.

Of the total 36± acres, a 23± acre tract is currently an income-producing row crop farm. Continuing to rent the farmland can bring \$150 per cultivatable acre annually. The soil type consists of alligator clay, and a variety of crops can be planted, including soybeans, rice, wheat, or corn. The remaining acreage is mixed hardwoods. Upon initial inspection, this property was covered with deer trails and tracks! Agricultural fields encompass the property, allowing the whitetail to feed on high-protein crops throughout the summer. If you are looking for recreational enjoyment, be sure to see what all the Humphreys 36 has to offer!

Contact Wilson Britt today to schedule a private tour and experience #TheSmallTownWay!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

36 ± ACRES

HUMPHREYS COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

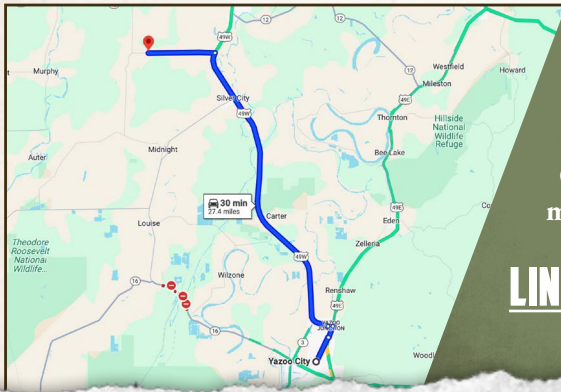
701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

36 ± ACRES

HUMPHREYS COUNTY, MISSISSIPPI



Directions From Yazoo City, MS:
Travel 20.1 miles north on US-49W
N/Haley Barbour Pkwy. Turn left on
Gooden Lake Road and proceed 4.2
miles to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.